

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

April 6, 2010

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Commissioners Beavers, Butler, Claypool, Daley, Gainer, Gorman, Goslin, Reyes, Schneider and Steele Suffredin (12)

Absent: Vice Chairman Murphy, Commissioners Collins, Moreno, Peraica and Sims (5)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows

SECTION 1

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

301807 DOCKET #8550 - ALBANY BANK AND TRUST COMPANY, N.A., Owner, 3400 West Lawrence Avenue, Chicago, Illinois 60625, Application (MA-09-01; Z09052). Submitted by Anthony J. Peraica & Associates, Ltd., 5130 South Archer Avenue, Chicago, Illinois 60632. Seeking a SPECIAL USE, UNIQUE USE (as amended from MAP AMENDMENT from the R-5 Single Family Residence District to the R-6 General Residence District) in the R-5 Single Family Residence District to allow for the construction of four (4) two-story town homes in Section 33 of Northfield Township. Property consists of .37 of an acre located on the northwest corner of Central Road and Glenshire Road in Northfield Township, County Board District #14. Intended use: The buildings will be used for four (4) two-story town homes.
Recommendation: That the application be granted as amended.

Conditions: None

Objectors: Mr. Brady, the Director of Planning for the Village of Glenview object to the application. The Zoning Board of Appeals received an objection by resolution from the Village of Glenview. (see attached) There were several homeowners who appeared at the public hearing voiced concern over parking and flooding. Mr. Amarantos, the Highway Commissioner for Northfield Township, objecting to petitioner never discussed sanitary or storm water issues.

Commissioner Goslin, seconded by Commissioner Schneider moved the approval to reject the Zoning Board of Appeals recommendation and to deny Communication No. 301807. The motion carried.

Commissioner Peraica reclude himself from voting on Communication No. 301807.

Commissioner Goslin called for a Roll Call, the vote of yeas and nays being as follows:

**ROLL CALL ON MOTION TO REJECT
COMMUNICATION NO. 301807**

Yeas: Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Claypool, Daley, Gainer, Gorman, Goslin, Reyes, Schneider, Steele and Suffredin (13)

Nays: None

Absent: Commissioners Collins, Moreno, Peraica and Sims (4)

The motion to Approve Communication No. 301807 FAILED.

SECTION 2

Your Committee has considered the following numbered and described applications requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use, Unique Use on certain properties described therein:

303341 DOCKET #8582 - ABE BAROUD, Owner, 209 East Circle Avenue, Prospect Heights, Illinois 60070. Application (No. SU-09-14; Z09084). Submitted by Anthony Baroud/Renewable Energy Solution, 2225 East Oakton Street, Arlington Heights, Illinois 60005. Seeking a SPECIAL USE, UNIQUE USE in the I-1 Residential Industrial District to construct a 114 feet high wind turbine tower to offset electrical consumption in Section 26 of Elk Grove Township. Property consists of 0.912 of an acre located on the south side of Oakton Street, approximately 399 feet west of Hamilton Road in Elk Grove Township, County Board District #17. Intended use: To construct a high wind turbine tower to offset electrical consumption. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

The Cook County Zoning Board of Appeals to whom said applications was referred, submitted a Communication setting forth its findings and recommendations following public hearings held thereon, and recommended that said application be granted subject to conditions as stated in the findings.

Commissioner Reyes, seconded by Commissioner Gorman moved, the approval of Communication No. 303341. The motion carried.

SECTION 3

Your Committee has considered the following numbered and described applications requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use, Unique Use on certain properties described therein

303845 DOCKET #8593 - JOHN DI TOMASSO, Owner, 2500 Pfingsten Road, Northbrook, Illinois 60062, Application (No. SU-09-18; Z09095). Submitted by Michael Malloy, 100 Skokie Highway, Lake Bluff, Illinois 60044. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to operate a landscaping business and snow removal/plowing business including an office and the storage of landscaping vehicles and equipment in existing barn and garage in Section 20 of Northfield Township. Property consists of approximately 1.61 of an acre located on the northwest corner of Highland Road and Pfingsten Road in Northfield Township, County Board District #14. Intended use: To operate a landscaping business, snow removal and plowing. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

The Cook County Zoning Board of Appeals to whom said applications was referred, submitted a Communication setting forth its findings and recommendations following public hearings held thereon, and recommended that said application be granted subject to conditions as stated in the findings.

Commissioner Reyes, seconded by Commissioner Gorman moved, the approval of Communication No. 303845. The motion carried.

SECTION 4

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

305980 DOCKET #8616 – M. CARLETON, Owner, Application (No. V-10-08): Variation to reduce rear yard setback from 40 feet to 29 feet for a deck in the R-5 Single Family Residence District. The subject property consists of approximately 0.35 of an acre, located on the east side of Western Avenue, approximately 233 feet north of Lyons Street in Maine Township, County Board District #9. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

305981 DOCKET #8617 – T. ZIMMERMAN, Owner, Application (No. V-10-09): Variation to reduce lot area from 40,000 square feet to 16,000 square feet (existing); and reduce lot width from 150 feet to 100 feet (existing) for a proposed single family residence to be served by well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.36 of an acre, located on the west side of Vogay Lane, approximately 298 feet north of Winkelman Road in Northfield Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

305982 DOCKET #8618 – V. CATTONI, Owner, Application (No. V-10-10): Variation to reduce front yard setback from 40 feet to 6 feet (existing) and to increase height from 3 feet to 7 feet (existing) for brick columns; and to reduce left side yard setback from 15 feet to 0 feet (existing) and 9 Feet (existing) for accessory structures in the R-4 Single Family Residence District. The subject property consists of approximately 1.1 acres, located on the east side of Katie Road, approximately 241 feet north of Melissa Drive in Lemont Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

305983 DOCKET #8619 – T. & L. MCKAY, Owners, Application (No. V-10-11): Variation to reduce front yard setback from 40 feet to 36 feet (existing); and reduce left side yard setback from 15 feet to 3 feet (existing shed) for a proposed room addition and a new detached garage in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the east side of Woodview Avenue, approximately 221 feet north of Laurel Street in Elk Grove Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Reyes, seconded by Commissioner Gorman moved, the approval of Communication Nos. 305980, 305981, 305982 and 305983. The motion carried.

Commissioner Beavers, seconded by Commissioner Steele, moved to adjourn, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary